TO LET

Industrial / Warehouse

Unit 8 Cutbush Industrial Park, Danehill, Reading, Berkshire, RG6 4UT

2,971 sq ft
(276.01 sq m)

26/28 Southampton Street,
Reading, Berkshire RG1 2QL

0118 939 1600

info@sharpscommercial.co.uk

sharpscommercial.co.uk

Location

Cutbush Industrial Park is located midway between junctions 10 and 11 of the M4 providing direct access to London, Heathrow Airport and the National Motorway Network

Description

Semi detached industrial / warehouse on popular business park with excellent access to both J10 and J11 of M4 motorway.

Features

- To Be Refurbished
- Easy Access to J10 and J11 of M4
- Large Up & Over Loading Door
- 6.0M Clear Height
- 8.75M Max Height
- Painted Concrete Floor
- 3-Phase Power
- Covered Loading Bay
- Open Plan Office
- Excellent Car Parking

Accommodation

Floor areas	sq ft	sq m
GF Industrial / Warehouse	2,509	233.09
GF Office / WC's	462	42.92
Total	**2,971**	**276.01**

Terms

New FRI lease for a term to be agreed

Rent

£11.50 Per Sq Ft

EPC Rating

D:98

Costs

Each side to pay their own legal and professional costs.

Planning

Interested parties to satisfy themselves on the planning use.

Services/Health & Safety

We have not tested the services. Interested parties are advised to satisfy themselves concerning all health and safety issues.

Alec White
0118 467 6981
awhite@sharpscommercial.co.uk

Henry Bellamy-Rosser
0118 467 6983
hbellamy-rosser@sharpscommercial.co.uk

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